

BOSTON REDEVELOPMENT AUTHORITY

THIRD AMENDMENT TO REPORT AND DECISION ON APPLICATION FOR APPROVAL OF THE REDEVELOPMENT PROJECT AND CONSENT TO THE FORMATION OF WARREN GARDENS, INC. ADOPTED BY BOSTON REDEVELOPMENT AUTHORITY ON SEPTEMBER 30, 1965.

The second paragraph of Paragraph I of the "Report and Decision on Application for Approval of the Redevelopment Project and the Consent to the Formation of Warren Gardens, Inc.", adopted by the Authority on September 30, 1965, as amended by First Amendment thereto adopted by the Authority on January 20, 1966, and by Second Amendment thereto adopted by the Authority on November 10, 1966 (hereinafter together referred to as the "Report and Decision") is hereby deleted and the following paragraph is substituted therefor:

"Each of the permissions requested in Paragraphs IA 1 (a)-(e) inclusive, IA 2(a), IA 3, IA 4, IA 5, IA 6, IA 7, IV 1, IV 2, IV 5, and IV 8 is hereby granted."

All references in the Report and Decision to the Application and hearing shall hereafter respectively be construed to refer to the Application as amended by the First, Second, Third and Fourth Amendments thereto and the hearings of September 16, 1965 and January 13, 1966. Except as herein expressly set forth, the Report and Decision is hereby ratified and confirmed.

FOURTH AMENDMENT TO APPLICATION BY ERNEST HENDERSON AND OTHERS
TO BOSTON REDEVELOPMENT AUTHORITY DATED AUGUST 9, 1965

The above-captioned Application, as amended by First, Second and Third Amendments thereto dated September 16, 1965, December 28, 1965 and November 8, 1966, is hereby further amended as follows:

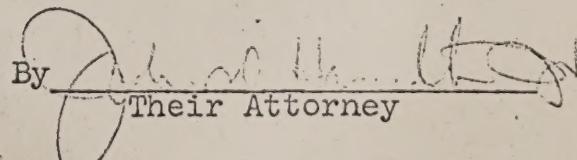
The following new Paragraph I.A.7 is hereby inserted in Exhibit D of said Application:

"I.A.7 Lot Size Requirements

Permission will be required for proposed Buildings 23, 24, 25, 26, 27 and 28 which are located on a lot containing 105,752 square feet, to deviate from the requirements of Section 14-2 of the Boston Zoning Code which requires a lot size of 108,500 square feet for said Buildings."

EXECUTED this 23rd day of March, 1967.

Ernest Henderson
Robert M. Morgan
William J. Furlong
Carleton Hunneman
Richard P. Chapman

By 
Their Attorney

CITY OF BOSTON AND COUNTY OF SUFFOLK
DEPARTMENTAL COMMUNICATION

March 22

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TO	(NAME)	(RATING)	(DEPARTMENT-DIVISION)
	Edward J Logue	Development Administrator - BRA	
FROM	R. R. Thuma, Jr.	Commissioner	Building Department

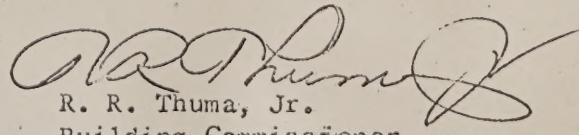
SUBJECT: Warren Gardens, Disposition Parcel B-2 **FILE REF. NO.**

Attention Mr. James Dolan

The City of Boston Building Commissioner has reviewed the plans and specifications for the above project and finds that it complies with the Zoning Code except for a technical violation of Section 14-2 (Lot Area per Dwelling Unit).

This minor violation is due to Dabney Street being a public highway thereby dividing Parcel B-2 into two lots. This results in one lot containing 46,948 square feet where 20,000 square feet is required to satisfy Section 14-2 and a second lot containing 105,752 square feet where 108,500 square feet (an insignificant difference of 2,748 square feet) is required by Section 14-2. The latter lot contains buildings 23, 24, 25, 26, 27, and 28, each of which requires a deviation from Section 14-2.

Parcel B-2 has been treated as one lot from a development standpoint and since in the aggregate the square footage provided more than satisfies the zoning requirements, but for the division by Dabney Street, I recommend that the required deviation be granted by the Boston Redevelopment Authority.



R. R. Thuma, Jr.
Building Commissioner

PMF:bdf

cc:BRA file
Premises
Mr Folkins
FC

MEMORANDUM

MARCH 30, 1967

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: THIRD AMENDMENT TO REPORT AND DECISION
121A APPLICATION OF WARREN GARDENS, INC.
SITES C-1A, B-2, and F-4
WASHINGTON PARK URBAN RENEWAL AREA

Title to the above-captioned disposition parcels was transferred to Warren Gardens, Inc. on March 27, 1967 and construction of 218 units of housing will commence within the next three weeks.

In reviewing the plans prior to issuing building permits, the Building Commissioner discovered a technical violation of the Zoning Code for which the Authority has not granted a deviation. As the attached letter from Commissioner Thuma indicates, this minor violation is due to the fact that Dabney Street which bisects Parcel B-2 is a public street and therefore Parcel B-2 must be considered as two lots for zoning purposes. The result is that one lot contains 46,948 square feet where only 20,000 square feet is required to satisfy the Code but the other lot contains 105,752 square feet where 108,500 square feet is required. This is, to quote the Building Commissioner, an insignificant difference of 2,748 square feet. The Building Commissioner recommends that the Authority grant the required deviation.

The closing has been completed but the purchase price and deed have been held in escrow until the building permits are received at FHA. Commissioner Thuma has indicated he will issue the permits as soon as the Authority grants this additional deviation.

I recommend that the Authority adopt and approve this third amendment to the Report and Decision, a copy of which is attached.

Attachments